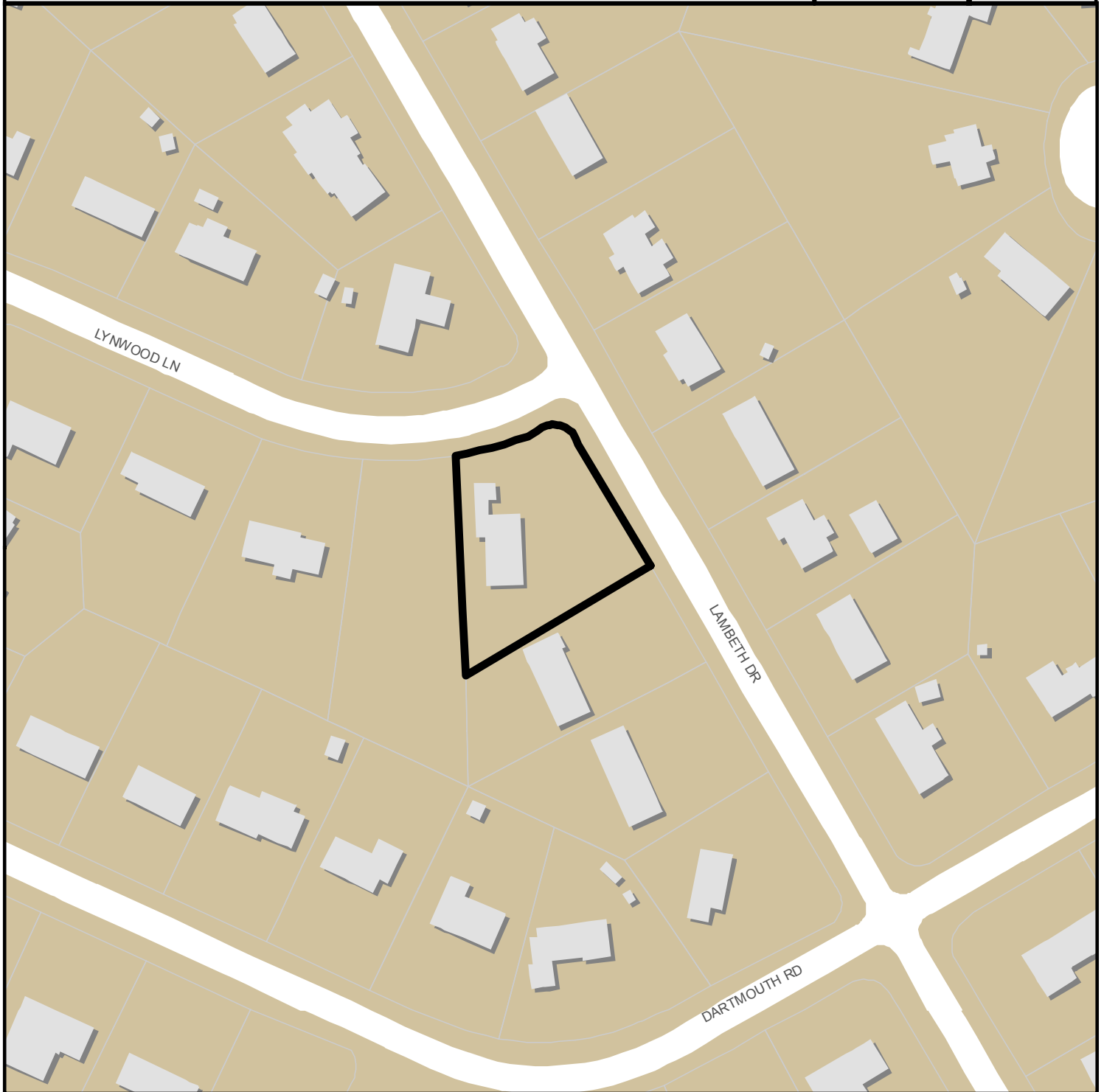


FARRIOR HILLS LOT 5 S-18-2015



0 185 370 Feet

Zoning: **R-4**
CAC: **Midtown**
Drainage Basin: **Big Branch**
Acreage: **0.54**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Jacob Building Co.**
Phone: **(919) 781-2222**





Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

425803

Preliminary Approvals		FOR OFFICE USE ONLY	
<input type="checkbox"/> Site Plans for Planning Commission	<input checked="" type="checkbox"/> Subdivision*	Transaction Number	
<input type="checkbox"/> Preliminary Administrative Site Plans	<input type="checkbox"/> Cluster Subdivision**	Assigned Project Coordinator	
<input type="checkbox"/> Group Housing **	<input type="checkbox"/> Infill Subdivision**	Assigned Team Leader	
<input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Expedited Subdivision Review	S-18-15	
	<input type="checkbox"/> Conventional Subdivision		
	<input type="checkbox"/> Compact Development		
	<input type="checkbox"/> Conservation Subdivision		

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name **Subdivision of Lot 5, Farrior Hills BLJ**

Proposed Use **single family residential**

Property Address(es) **4217 Lambeth Dr., Raleigh, NC**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: **1706803491**

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
Book: 015874, Page: 02414			

What is your project type? ☐ Apartment ☐ Banks ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Industrial Building
☐ Mixed Residential ☐ Non-Residential Condo ☐ Office ☐ Religious Institutions ☐ Residential Condo ☐ Retail ☐ School ☐ Shopping Center
☒ Single Family ☐ Telecommunication Tower ☐ Townhouse ☐ Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. This subdivision site is not located in the Metro Park or Historic Overlay Districts and thus should not require Planning Com. or City Council Approval		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.		
CLIENT (Owner or Developer)	Company Jacobs Building Co., Inc.		Name (s) Joseph E. Jacobs
	Address 4441 Six Forks Rd., Suite 106, PMB #19, Raleigh, NC 27609		
	Phone 919-781-2222	Email joeyjacobs@nc.rr.com	Fax
CONSULTANT (Contact Person for Plans)	Company Alison A. Pockat, ASLA		Name (s) Alison A. Pockat
	Address 106 Steep Bank Dr., Cary, NC 27518		
	Phone 919-363-4415	Email aapockat@earthlink.net	Fax

CAC-midtown
Zoning R-4
Basin-Big Branch

PRELIMINARY DEVELOPMENT PLAN APPLICATION | 10.01.13 | 1
PIN 1706803491
map name 1706 20
Peeded acreage 0.54

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) R-4	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District N/A	Proposed Building(s) sq. ft. gross
Total Site Acres: 0.548 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required N/A Provided	Proposed height of building(s)
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z- N/A	

Stormwater Information	
Existing Impervious Surface: 6,083 SqFt acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

The area is located in a low density residential zone, currently R-4, and in a low density residential area on the Comprehensive Plan. The proposed use is for Low density residential at a rate of four units per acre. Therefore the proposed development meets and follows the Comprehensive Plan.

The anticipated area of disturbance is estimated to be 10,555 SqFt which is under the 12,000 SqFt threshold set in the UDO Sect. 9.4.6 as the determination for the requirement for a land disturbing permit. As per Sect. 9.2.1, a stormwater exemption also exists. In addition, Section 9.1.3 allows for the exemption of a tree conservation plan as the total land area is 0.548 acres which is under the one acre threshold.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots: Detached Attached	11. Total number of all lots: 2
2. Total # Of Single Family Lots: 2	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above): 2	d) Total number of Open Space Lots
8. Bedroom Units: 1br 2br 3br 4br or more X	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s): 4	f) Total Number of Phases
10. Total number of Open Space (only) lots: 0	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate DAVIDSON TUCKER to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed [Signature] Date 7-23-15
 Signed _____ Date _____

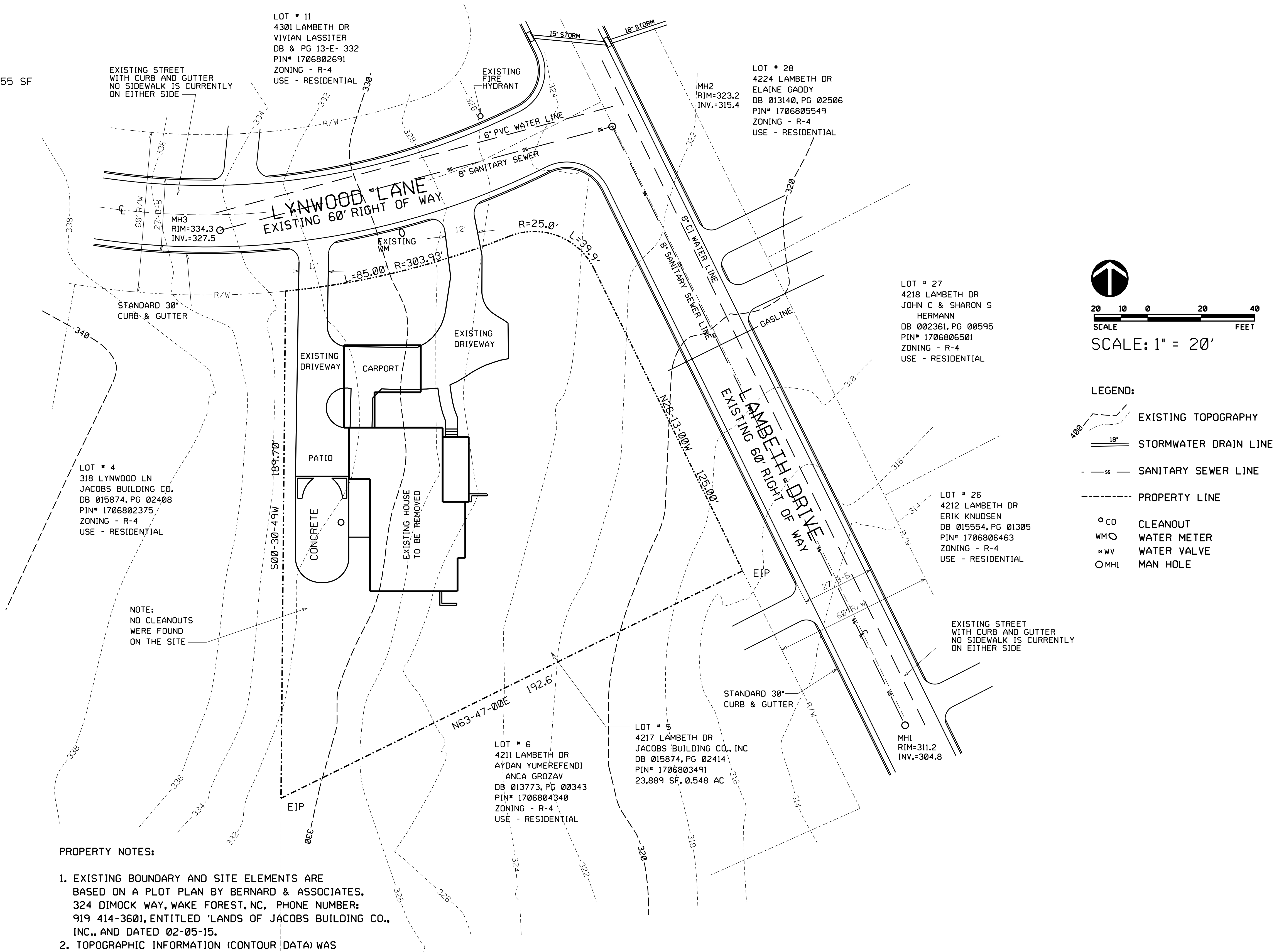
TO BE COMPLETED BY APPLICANT	TO BE COMPLETED BY CITY STAFF				
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>				
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>				
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>				
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>				
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>				
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>				
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>				
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>				
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>				
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>				
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

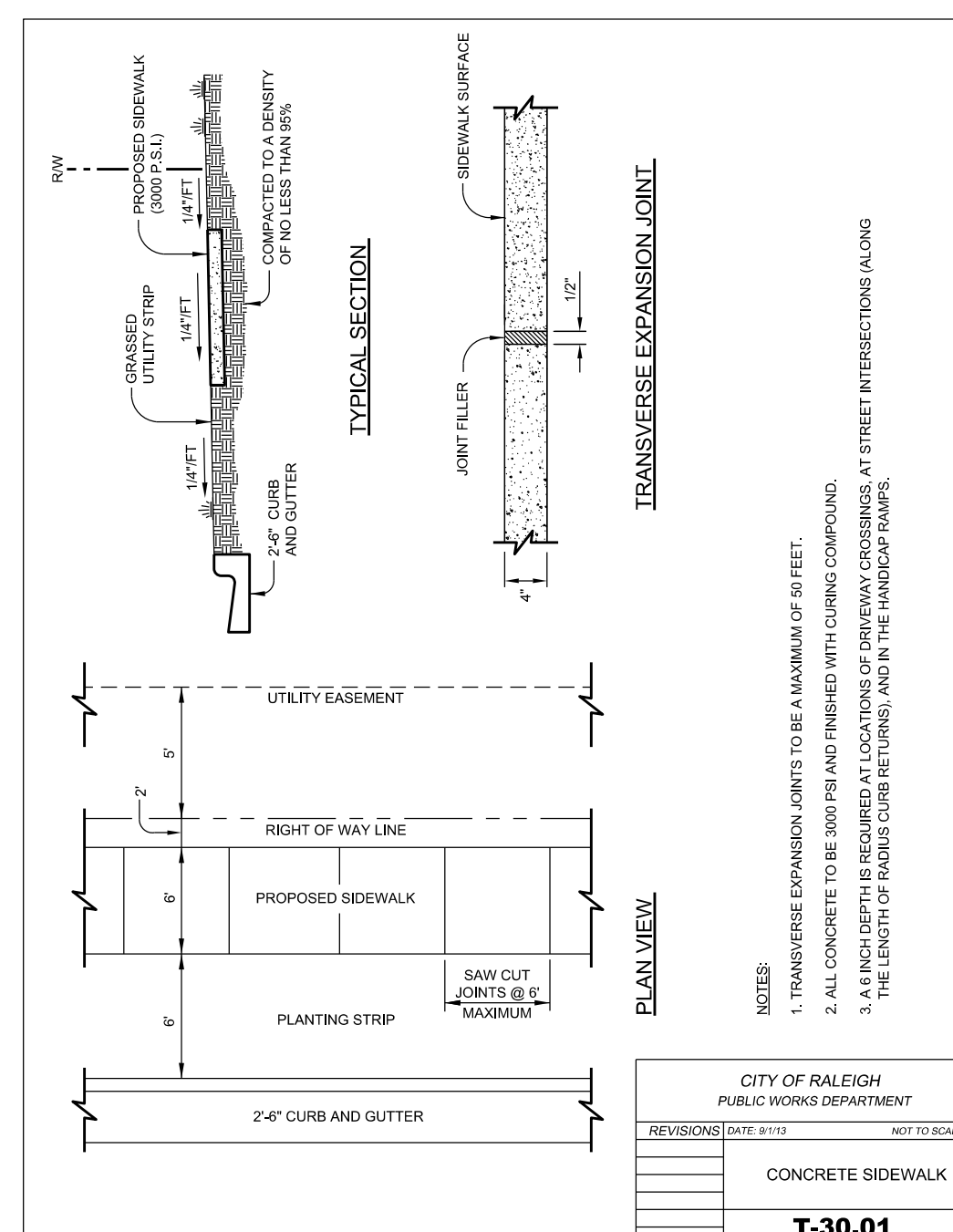
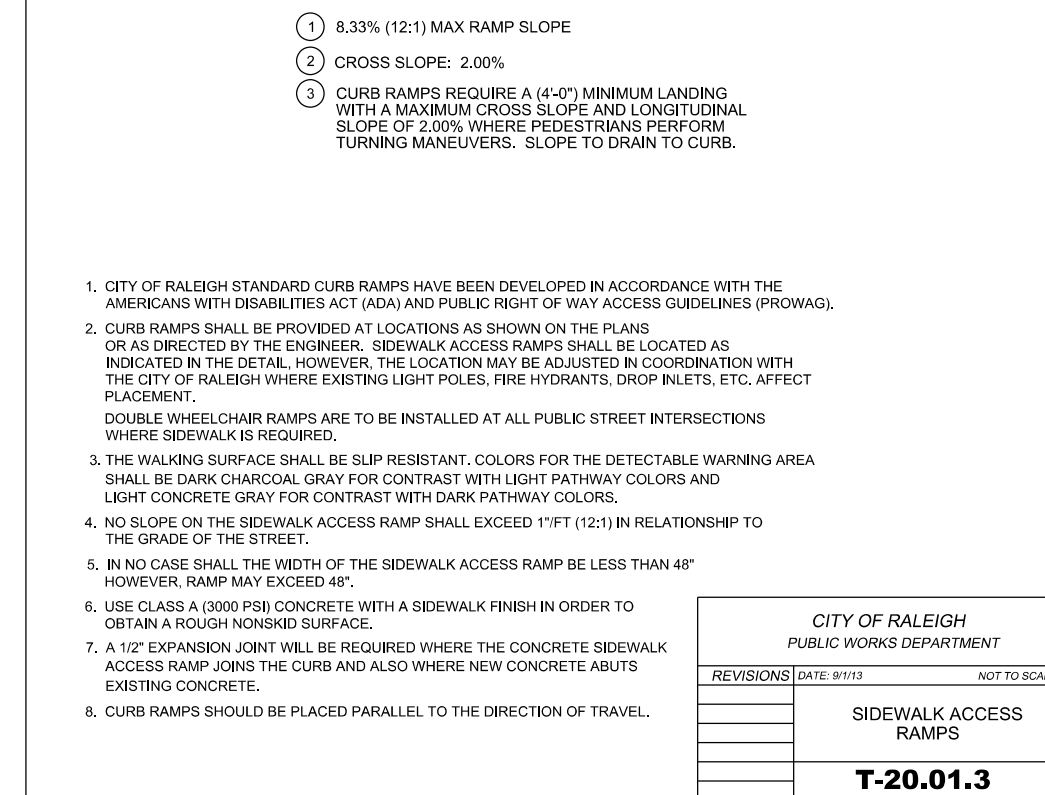
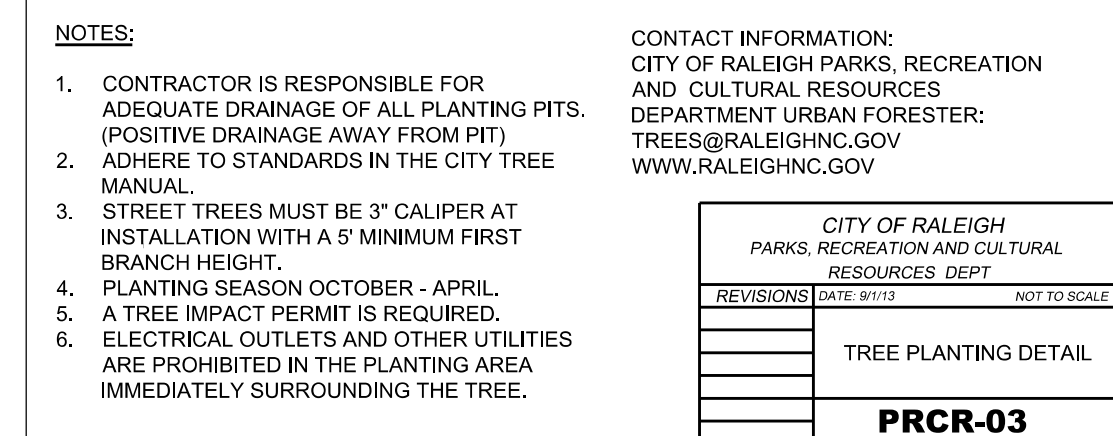
SITE DATA:

PIN NUMBER - 1706803491
ADDRESS: 4217 LAMBETH DR., RALEIGH
TOTAL ACREAGE - 23,889 SF - 0.548 AC

EXISTING IMPERVIOUS AREA - 6,083 SF - 0.140 AC
HOUSE - 2,942 SF, PATIO / DRIVE / WALK - 3,141 SF
ZONING - R-4
CITIZENS ADVISORY COUNCIL -
MIDTOWN

POTENTIAL SQUARE FOOTAGE OF DISTURBED AREA = 10,555 SF





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